

DELEGATED OFFICER REPORT

Site Address:	26 Oakwood Road, Hayling Island, PO11 9AY		
Proposal:	Retrospective planning application for erection of wooden garden outbuilding.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00807	Expiry Date:	29/11/2024
Applicant:	Mrs Hadaway		
Agent:		Case Officer:	Jennie Fox
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 26 Oakwood Road, Hayling Island, PO11 9AY is a detached bungalow situated to the south of and accessed from Oakwood Road. The main dwelling is set back behind a driveway and front garden and there is an existing garage to the west boundary behind the main dwelling. The property is finished in brick, render, and vertical cladding boards beneath concrete roof tiles and has white uPVC fenestration. The rear garden of the application site is approximately 18m in length and 10m in width.
- 1.2 The surrounding area is residential and comprised of bungalows of a similar style, appearance, and layout to the application site. Outbuildings are visible from the rear of the application site in many of the surrounding gardens. The application site is the last house before Willow Wood Road to the east and therefore properties to this side are set at a right angle with gardens against the eastern boundary of the site.
- 1.3 The application site is not within any designated areas.

2 Planning History

None Relevant

3 Proposal

Retrospective planning application for erection of wooden garden outbuilding.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Jonathan Hulls

No comments received.

Councillor Paul Gray

No comments received.

Councillor Wilf Forrow

No comments received.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
As close neighbours of the applicant, we have no objection to the garden building erected its location, type, colour or position in the garden of No.26 Oakwood Road, Hayling Island PO11 9AY.	Noted
We have no objections whatsoever to the wooden garden outbuilding that's been erected at 26 Oakwood road. It doesn't affect us in any way.	Noted

This is a very tall chalet type building, painted bright blue, it is much taller than a garden shed, it is used all day and every day. It has a side window that (redacted). The roof is huge and completely dominates my outlook (redacted), There is no escape from seeing it . You are very welcome to come and see for yourself.	A site visit has been undertaken to assess the impact of the development.
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7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The subject of the application is a wooden garden outbuilding in the rear garden to the south of the host dwelling, which is being applied for retrospectively. The outbuilding is situated approximately 9.5m from the rear of the host dwelling and is approximately 3m in width, 3.6m in length, and 2.63m high. As it is immediately adjacent to the west boundary, it is 0.13m above the allowable height for Permitted Development.

7.4 The outbuilding is finished in blue timber cladding and has a simple gable ended roof which overhangs the entrance doors and primary windows facing east into the garden. As it is situated within the rear garden behind the existing garage it is not visible from the street. There is a small secondary window facing the rear boundary to the south. At the time of the site visit, the outbuilding was in use as a garden storage area. It is of single skin construction with no amenities and is considered to be ancillary to the main dwelling.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 To the west of the application site is No.24 Oakwood Road. No.24 is set further back than the host dwelling of the application site, due to the curving nature of Oakwood Road, and has an existing rear extension approximately level with the garden outbuilding. No. 24 has no east facing side windows and the outbuilding is largely obscured from view by a tall close-boarded fence, therefore the outbuilding is deemed to have minimal impact.
- 7.7 To the east of the application site are the rear gardens of Nos. 3 and 4 Willow Wood Way. There is approximately 5.6m distance between the east boundary and the edge of the garden outbuilding roof, and a further 6.5m from the boundary to the rear extension of No.4; a total distance of just over 12m. Due to the distance and the close-boarded fencing separating the properties from the application site, the outbuilding is deemed to have minimal impact.
- 7.8 To the south of the site is No.53 Elm Close Estate. The dwelling at No. 53 is approximately 8m from the rear boundary of the application site and just over 13m from the side of the outbuilding. The fencing to the south boundary is approximately 0.3m lower than to the east and west. The applicants were present at the site visit and mentioned that they were obliged to remove an existing bramble hedge to the rear boundary, which they recognise makes the garden slightly less enclosed in this location until other planting has grown back. Nevertheless, as the outbuilding is a small garden structure and is well separated in distance from No.53 the impact is considered to be limited and acceptable.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Biodiversity Net Gain (BNG)

- 7.10 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00807 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

LOCATION PLAN
SITE PLAN
OUTBUILDING FLOOR PLAN
OUTBUILDING ROOF PLAN
OUTBUILDING FRONT ELEVATION
OUTBUILDING REAR ELEVATION
OUTBUILDING SIDE ELEVATION

Reason: To ensure provision of a satisfactory development.